G R S IX-5]

Previous references

Preserve ✓

for 1916.

File No 52-16

4/7/16

Serial Nos 1+2

(Memorandum)

Later references

and 43-178 Sls 1-6 & Jan 18

Samy 95-16(5,10&12)

file no 1140-24

Sls 6 & 7

GENERAL AND REVENUE SECRETARIAT.

Serial Nos 1+2

Part B for December 1916

SUBJECT

Scheme for constructing a few model houses for the middle and lower classes of Government officials in the Shimoga town

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G O No 3670-9 dt. 7. 12 16

Sanctions the scheme for construction a few model houses for the middle and lower classes of Government officials in the Shimoga town.

G R. S 11] 1916

GENERAL AND REVENUE SECRETARIAT

(Municipal

NOTES

File No 52-16

FILE HEADING

Construction of model Sanitary Lanes in the Shimoga Town -

From

The President, Shimoga Town Municipal Council.

No. 5 Dated 21 6 16 Received 12 7 16

Diary No 133 | Enclos 7 Spare Copies | Serial No 1

BRIEF ABSTRACT OF LETTER

Explains the necessity for Constructing at present a few model Sanitary lanes in the Shimoga Town for the benefit of Govt. Officials & Peons at an Estimated Cost of Rs 15000 & to be raised through the issue of Municipal Debenture bonds bearing 5 p.c. interest & redeemable in 15 years & submits such plans, Estimates, &c. as are in vogue in the matter

NOTES AND ORDERS

1 The Copy of the Municipal Council's resolution referred to in para 6 of the letter has not been received

2 The President says in para 8 that the Scheme is in accordance with the Spirit of the Govt. letter no. 7528-30 dated 24-13-156 dated 8 4 1916 which file is said to be

Norms—First Sheet

G R S 12]

General and Revenue Secretariat

Rl File No. 52 of 1916

Serial No

No. ..

~~pending with the decree~~

3 ~~and~~ in para 9 thereof he says that the rate of timber required for the purpose are put down in accordance with those at which private individuals in the State obtain under the present ~~draft~~ Rajah Special privilege rules. (Vide Encls 9 notes put up.) ~~add~~

4 It is further stated that the local gentlemen have undertaken the financing of the scheme & that the scheme is not meant for Capitalists or Speculators & make money but is a non-profit seeking one by the ruling

5. Subt ? for orders

KE (30)
13.7.16

6 Housing the citizens does not appear to be the legitimate function of a Municipal Council. It is neither the obligatory nor the discretional duty of such a body. Vide Sections 54, ~~and~~ 55 & 56, unless clause (K) of Sec 56 can be construed to include such a duty. Branch III may be consulted in the first instance. It may be necessary next to consult the Finl. Dept as regards the merits

NOTE—Contn sheet

GPB—70 000—17 1? 15

General and Revenue Secretariat.

Mc. File No. 52 of 1916

Serial No.

and bearings of the scheme itself —

Dec 99-16

7. for (iii) in favour of opinion as to whether the proposed by-law is ultra vires the powers of the Legislature

15/7/16

15/7/16

Sir W. S. The construction of bridges referred to can probably be brought under the provisions of section 54(K)

JC
8/7/16 Mc

9 Having regard to the fact that Sections 54 & 55 refer to the passing of a Statutory Corporation, and that those powers are strictly confined to the purposes expressly mentioned in the Regulation, it seems doubtful that the clause "any other measure not specified in S 54 and 55, likely to promote the Public Safety, health, and convenience, or education", should be interpreted in connection with the associated classes with which it is found. Where there are general words following particular and specific words, the general words must be confined to things of the same kind as those specified. Otherwise, there will be no necessity to specify particular powers in the previous clause. If thus interpreted, the clause seems not to imply "any other measure likely to

506

G R S 12]

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promote the public safety, health, convenience or education, and connected with any of the measures referred to specially in the previous clauses of this section 54 & 55 of this general words be not thus restricted, the consequence will be that there will be no limit to any kind which the powers of the corporation, and that statute instead of specifying the powers of the corporation, would confer unlimited powers on matters likely to promote public safety, health, convenience & education In this view, the proposal does not appear to me that is in the Rules of the Corporation

Rec'd 24/8

Put up with Municipal Reg 30/8/16

Sub

Building of model houses and selling them to the people cannot be regarded as being outside the legitimate functions of a Municipality & and the proposal made by the Municipality, if it can be successfully worked, has much

sheet.

G B. S 12]

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to recommend it

It is stated that the capital required Rs 15,000 Rs will be subscribed by the local people It is not worth while issuing debentures for such a small amount It may be borrowed as an advance loan and interest at 5% guaranteed *

It is assumed that there will be tenants prepared to occupy the houses continuously As Govt officials are liable to transfer from place to place, it is not quite clear what a tenant will do when he is transferred It is not likely that he will be keen in continuing as a tenant and acquiring house property at Shimoga It may not be unlikely that after some time the Municipality may find it difficult to get tenants for all the houses This factor has to be taken into account in estimating the results of the experiment But in spite of this contingency, the experiment which has attractive features may be tried as the amount involved will be only Rs 15,000

The proposal contemplates that the tenant should keep the house in repairs This may not be easy to enforce in

sheet

G R S 12]

General and Revenue Secretariat | Mt File No 52 of 1916

Serial No

Poachee'
Reserve

12 9 16

12. The scheme is one of a cooperative house building society but the work instead of being taken up by a cooperative society is proposed to be done by the Municipality. There is no objn to that and the scheme may be approved

Govt may guarantee the payt of interest & repayt of the capital after 15 years on the distinct understanding that if Govt have to pay anything in respect of this guarantee it will hold the Municipality responsible for ultimate recompense of the amount

Gl No 506 of 16

Br IV

13 Subd for further instructions
Kp (30) 12 10 16 with reference to paragraphs 6, 9 & 12

13/10

14 The scheme has got much in its favour and does not seem to be outside the scope of a Municipality. The question of housing the working classes in large cities is now engaging the attention

Note—Contn sheet

Serial No.

of Municipalities in India. The modern tendency is to empower the Municipalities to acquire land and erect therein workmens dwellings either as a Municipal Concern or advance the money on certain Conditions to responsible bodies or individuals.

vide Sanitation in India by Dr. Turnbull (1914) p. 880

15. The whole spirit of Municipal reforms in England & America has been favourable to an improvement of the housing Conditions of the masses, and the Housing of the working Classes Act of 1909 (England). is said to have even given an impetus towards the better housing generally

vide the Municipal Year Book, 1913, p 782

16 In India, the creation of Improvement Trusts in several cities has to some extent paved the way for an enlightened policy and it humbly appears to me that if a liberal interpretation is not given to Municipal Acts and Bye laws the work of improvement in old towns will be rendered extremely difficult.

If it is held that the scheme under reference does not come under the purview of S. 36(k) of the Munl Regn of 1906, it seems desirable

about.

8

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G R S 12]

General and Revenue Secretariat | ℓ File No 52 of 1916.

Serial No

to make a slight amendment of the law by the insertion of the following :- "E. g. Construction of Model Houses" after the words "or educators" in cl (k) of S. 56 of the Regulations.

In this view of the case, the matter seems to deserve favourable consideration.

[But before submitting to the Rev Secretary please ascertain whether the site for model houses is situated within the Municipal limits or outside it]

D Mahadevappa
18 10 16

The Dy Commr Shimoga that the model houses proposed to be built the municipalities

1) Favour of reference is also invited to Govt orders in para 2 of the Gen Secretarys Letter No 7528-30 Med 24-13 156 Dt 8-4-1916 which seems to contain an assurance of encouragement of such schemes are undertaken by local bodies

D M
23 10 16

2) Submitted for favour of orders

D M

Rev Secy

3) The Municipal Council has come forward to grant a donation of Rs 5000 for the purpose. The scheme is worthy of encouragement (Vide Paragraph 2). Submitted for orders.

2nd member
Dewan

24/10/16

335
28-10-16

Form—Contn sheet

GPB—70 000—17 12 1

G B S 12]

General and Revenue Secretariat. | File No 52 of 1916.

Serial No

Sec) This scheme should have been brought to notice in connection with the 4/3 before voting. 4 months we have gone on secretarial discussions to little or no purpose

DK 30/10/16

20. The Scheme deserves full encouragement - & can be sanctioned only if the restrictions suggested by the 7th

Govt 30/10

Commerce in favour

DM 30/10/16

21 Sec) - Noted -

DK 30/10/16

DM 30/10/16

22 I agree This is a scheme which other local bodies might well imitate

Please circulate to Members and send up for submission with a draft Government order The Government order, when approved, may be circulated to all Municipalities

2/11/16 RC

Asst Sec) 23 Submit a draft - for approval at once

DK 3/11

24 Please submit as draft to-day early

DM 3-11-16

25. Draft sent

26 Please put it typed

DM.

4/11

sheet.

G R. S 12]

General and Revenue Secretariat. — A L File No 52 of 1916

Serial No

27 Typed draft subd
KP (30)
4/11/16

28 Subd for approval
D M
4.11.16

Rev. Secretary)

29 Draft returned for approval
Hon'ble Finance Member
1st Member
2nd Member

164
6 11 16

7 11

4/11/16

8/11 4 11 16

D M
8 11 16

1 CNTD
491
9 11 16

30 I agree
8/11

9 11 16

31 May this be subd to the Govt Secretary now ?
D M 9 11 16

Rev-Secretary)

32 Put up a Draft Submission Note typed for Hon'ble approval Early
9/11

33 Please put up to S of S today if possible
D M 9 11 16

34 d S n subd
KP (30)
10/11/16

Typed Copy rec'd this 5 PM yesterday
Y
Y

35 To be typed at once
D M
11 11 16

36 Typed copy subd
KP 11/11/16
D M
11 11 16

Rev-Secretary)

NOTE—Contn sheet.

GPB—70 000—17 12-15

133

G R. S 12]

General and Revenue Secretariat | ml File No. 52 of 1916

Serial No

37 [illegible] [illegible] N [illegible]

[illegible] 11/11/1916

11 11 16

tn sheet

Submitted to His Highness

With the object of improving the housing accommodation available in the town (1) for the less well-to-do classes and clerks in Government offices and (2) for peons and people of similar status, who continue to live for the most part in unsuitable and insanitary houses in squalid surroundings in the old town, the President, Shimoga Town Municipal Council (Mr K Matthan) has submitted plans and estimates along with an explanatory memo to construct at present 30 model dwellings in the Durgigudi Extension viz , 10 houses at Rs 850 each for middle class people, and 20 at a cost of Rs 250 each for the poorer classes

Paper under disposal

2 It is estimated that a sum of Rs 15,000 is required for the purpose The Municipal Council propose to raise this amount by issuing debenture bonds redeemable in 15 years and carrying interest at 5 per cent with Government guarantee and to rent the houses to intending purchasers on terms that will in course of time make them owners of the property

under disposal

3 The President states that local gentlemen have undertaken to finance the scheme and that he is satisfied that as soon as such houses are constructed they will be taken up by intending purchasers and that the present scheme is, moreover in accordance with the spirit of the Government Order contained in paragraph 2 of this office letter No 7528-30/Med 24-13-156 dated 8th April 1916 addressed to the Chairman of the Malnad Improvement Committee

6 of office notes

4 The Financial Secretary states that the scheme

SPA

(13

may be sanctioned as proposed on the distinct understanding that if Government have to pay anything in respect of this guarantee, the Municipality will be held responsible for the ultimate recoupment thereof

5. The scheme has the full approval of the Members of Council and I am of opinion that it deserves every encouragement It may be graciously sanctioned subject to the conditions suggested by the Financial Secretary.

A Simonds
22nd Jun 1916.

SoL

For perusal of His Highness's Orders.

14

133

Record of Cases submitted for the Orders of His Highness the Maharaja

Subject

Scheme for constructing model houses for housing the middle class people and the poorer classes in the Shimoga town

Order

Approved

Vide D O letter No 143 dated 29th November 1916, from the Private Secretary to His Highness.

(15 16

D.O.No.243.
Enc.one with 33 files.

THE PALACE,
MYSORE,
28th November 1916.

My dear Sir,

I am directed to return the files noted in the enclosed list and to say that His Highness approves of your recommendations in all cases. 29

The files have not been initialled by His Highness owing to his illness.

Yours sincerely,

sd/- R.E.Campbell.

Sir M. Visvesvaraya, K.C.I.E.,
Dewan of Mysore,
Mysore.

x x x x

File No 5825 Subject - Scheme for constructing model - houses for housing the middle class people and the poorer classes in the Shimoga town

x x x x

" COPY "

Under Secretary
on duty with the Dewan.

(16

3 S 12]

General and Revenue Secretariat | Mc File No 6-2 of 1916.

Serial No	
2	G.O. No. 3670-90 7 12 16
	Sanctions the scheme for constructing a few model houses for the middle and poorer class in Shimoga town.

No. D/33 Revd 5-2-16-1

From

Office of the President,
Shimoga Town Municipality,
Dated Shimoga 21st June 1916.

K. Matthan, Esquire, B.A.,
President,
Shimoga Town Municipality,
Shimoga.

To

L. Krishna Rao, Esquire,
Offg. Secretary to the Government of Mysore,
Revenue Department,
Bangalore.

Sir,

I have the honor to state that the subject of improving the housing accommodation available in the Shimoga town for the less well-to-do classes has been engaging ~~the~~ my attention ~~xxxx~~ for sometime past. Inspite of various facilities offered, many of the sites in the Durgigudi extension still remain unbuilt upon and clerks in the Government offices, peons and people of these classes, continue for the most part to live in unsuitable and insanitary houses in squalid surroundings in the old town

2 I have accordingly had a scheme prepared under which a number of sanitary model houses are to be built, and given out to intending purchasers on terms of rent that will in course of time make them the owners of the property. The idea is that the Municipal Council should obtain the capital required by the issue of debentures& bonds carrying interest at 5 percent with Government guarantee, that the occupant of the house should pay rent at 1 percent per mensem, or 12 percent per annum, that out of this 5 percent should go towards interest and 1½ percent towards municipal taxes and management expenses, and the balance of 5½ percent towards sinking fund. Thus the annual payment towards interest and sinking fund will be 5+5½ or 10½ percent, and a debt of Rs 100/- with interest at 5 percent will be repaid by about 14 annual instalments of Rs 10½. Thus the house will become the absolute property of the occupant in about 14 years.

3. The accompanying memo explains the details and the object of the scheme. The proposal is at present to construct 10 houses to suit the

GPE—10,000—7-5-15

1915-16.

From

The President, Shimoga Town Municipality,
Shimoga.

To

The Secretary to the Government of Mysore,
Revenue Department,
Bangalore.

Dated 21st June 1916.

Despatched 6 7 1916

Received

General No 5

No

Enclosure No. 2 estimates + 2 plans
1 memorandum + 2 reports accompanying estimates

Submits proposals anent the construction of 2 model sanitary houses in Shimoga town.

(18

middle class of people and costing Rs 850/- each, and 20 houses suitable to the poorer classes at a cost of Rs 250/- each, as per accompanying plans and estimates.

4. A report accompanys each estimate and shows the accommodation available and the structural details of each class of building.

5. The total amount required by the municipality is approximately Rs 15000/- and it is proposed to raise this sum by issuing municipal debenture bonds bearing 5 percent interest with Government gurantee The bonds will be redeemable in 15 years, but some will be repayable earlier by drawing of lots among the investors at the close of each year, so that the rents from the houses realised by the Municipality may be disposed of to the best advantage.

6. Local Gentlemen have undertaken to finance the scheme, and I anticipate no difficulty in securing the requisite funds.

7. I have also satisfied myself by local enquiries that as soon as such houses are constructed they will be taken up for occupation by intending purchasers.

8. This scheme is moreover in accordance with the spirit of the Government order contained in para 2 of the General Secretary's letter No.7528-30-30 Medl.24-18-156 dated 8th April 1918 addressed to me as Chairman of the Malnad Improvement Committee.

9. There are two points about the estimates which require mention. The first is that the rates for materials and labour are put down according to what private people would pay for whole sale purchases or for work on a large scale and not according to departmental rates. The idea is that the necessary supervision will be given by the full time Vice-President of the Municipality. The second point is that the rates for timber (an important item) are put down according to the rates at which private individuals in the Shimoga town can procure timber under the present Malnad Ryots' Special Privilege rules. The scheme is not one for capitalists or speculators to make money, but it is

a non-profit seeking one by the Municipality, and there is every justification for allowing the same concessions as in the case of private individuals.

10. I request that you will be so good as to obtain early sanction of Government to the proposals outlined above. A copy of the resolution of the Municipal Council is enclosed.

I have the honor to be,

Sir,

Your most obedient servant,

President,
Shimoga Town Municipality,

Shimoga.

C.N.R.

12 Copies

(49)

Proceedings of the Government of
H.H.the Maharaja of Mysore.

Read:-

Letter No. 5 dated 21st June 1916 from the President of Shimoga Town Municipal Council submitting for sanction a scheme for constructing a few model houses for housing Government officials and peons and stating that the estimated cost of Rs.15,000/- will be raised on Municipal Debenture bonds bearing 5 per cent and redeemable in 15 years.

Issued
Dewan D. Mahadevayya

(Printed in Extenso)

Order No. 3670-9ml52-16-2

Dated 7-12- 1916.

The President of the Shimoga town Municipal Council proposes to build two classes of houses in the Durgigudi Extension-one for housing middle class of people and another for the poorer classes. The scheme provides for 10 houses of the 1st class at an estimated cost of Rs.850/- each and 20 houses of the 2nd class at an estimated cost of Rs.250/- each.

Government are pleased to sanction the scheme and to guarantee the payment

Government of His Highness the Maharaja of Mysore.

GENERAL AND REVENUE DEPARTMENTS.

G. O. No 3670-9—Ml. 52-16-2, dated 7th Dec. 1916.

Model houses for the middle and poorer classes in Shimoga Town.

Sanctions the scheme for constructing a few ——

Model houses for the middle and poorer classes in Shimoga Town

No 3670-9—Ml 52-16-2, dated 7th December 1916

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

GENERAL AND REVENUE DEPARTMENTS

Read—

Letter No 5 dated 21st June 1916 from the President of Shimoga Town Municipal Council submitting for sanction a scheme for constructing a few model houses for housing Government officials and peons and stating that the estimated cost of Rs 15 000 will be raised on Municipal Debenture Bonds bearing 5 per cent and redeemable in fifteen years

(Printed in extenso)

Order No 3670-9—Ml 52-16-2 dated 7th December 1916

The President of the Shimoga Town Municipal Council proposes to build two classes of houses in the Durgigudi Extension, one for housing middle class of people and another for the poorer classes The scheme provides for ten houses of the 1st class at an estimated cost of Rs 850 each and twenty houses of the 2nd class at an estimated cost of Rs 250 each

Government are pleased to sanction the scheme and to guarantee the payment of interest and repayment of the capital borrowed on debenture bonds after fifteen years, on the distinct understanding that if Government have to incur any loss in respect of this guarantee, the ultimate recoupment thereof will devolve on the Municipality

L KRISHNA RAO,
Offg Secy to Govt, Rev Dept

To—The President Shimoga Municipal Council returning estimates plans etc
The Presidents of Municipalities in other Districts
The Presidents of Bangalore and Mysore City Municipal Councils

Exd —C R.

Letter No 5, dated 21st June 1916 from the President Shimoga Town Municipality

I have the honour to state that the subject of improving the housing accommodation available in the Shimoga town for the less well to do classes has been engaging my attention for sometime past In spite of various facilities offered many of the sites in the Durgigudi Extension still remain unbuilt upon and clerks in the Government Offices, peons and people of these classes continue for the most part to live in unsuitable and insanitary houses in squalid surroundings in the old town

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3 The accompanying memo explains the details and the object of the scheme The proposal is at present to construct 10 houses to suit the middle class of people and costing Rs 850 each and 20 houses suitable to the poorer classes at a cost of Rs 250 each, as per accompanying plans and estimates

No 3670 9—Ml 52 16 2, dated 7th December 1916

4 A report accompanys each estimate and shows the accommodation available and the structural details of each class of building

5 The total amount required by the municipality is approximately Rs 15 000 and it is proposed to raise this sum by issuing municipal debenture bonds bearing 5 per cent interest with Government guarantee. The bonds will be redeemable in fifteen years but some will be repayable earlier by drawing of lots among the investors at the close of each year so that the rents from the houses realised by the Municipality may be disposed of to the best advantage.

6 Local gentlemen have undertaken to finance the scheme and I anticipate no difficulty in securing the requisite funds

7 I have also satisfied myself by local enquiries that as soon as such houses are constructed they will be taken up for occupation by intending purchasers

8 This scheme is moreover in accordance with the spirit of the Government Order contained in para 2 of the General Secretary s letter No 7528 30—Med 24 13 156 dated 8th April 1916 addressed to me as Chairman of the Malnad Improvement Committee

9 There are two points about the estimates which require mention The first is that the rates for materials and labour are put down according to what private people would pay for wholesale purchases or for work on a large scale and not according to departmental rates The idea is that the necessary supervision will be given by the full time Vice President of the Municipality The second point is that the rates for timber (an important item) are put down according to the rates at which private individuals in the Shimoga town can procure timber under the present Malnad Raiyats Special Privilege Rules The scheme is not one for capitalists or speculators to make money but is a non profit seeking one by the Municipality and there is every justification for allowing the same concessions as in the case of private individuals

10 I request that you will be so good as to obtain early sanction of Government to the proposals outlined above. A copy of the resolution of the Municipal Council is enclosed